

JUL 02 1973

January 31, 1972

Mr. James E. Balderson
3132 Ryerson Circle
Baltimore, Maryland 21227

RE: Petition for Reclassification
NW corner of Charleston Avenue
and Hollins Ferry Road - 13th
District
John McLeod - Petitioner
NO. 72-95-R (Item No. 47)

Dear Mr. Balderson:

I am in receipt of your correspondence of January 24, 1972, inquiring as to an Order concerning the above captioned matter.

As of this date, I have not made a decision. When an Order is written, a copy of same will be forwarded to you.

Very truly yours,

S. ERIC DI MENNA
Zoning Commissioner

SED/eri

PATAPSCO TERRACE IMPROVEMENT ASSOCIATION
INCORPORATED

S. Eric Dinenna
Zoning Commissioner
Baltimore County

January 28, 1972

Dear Sir:

This letter is written to inquire about the ruling of the hearing which took place on October 6, 1971 at the Baltimore County Courthouse, pertaining to the proposed zoning change at Hollins Ferry Road and Charleston Avenue.

At this hearing, representatives of the Patapasco Terrace Improvement Association were told they would be notified in writing of the decision of this hearing, within thirty days. As of this date, no notification has been received as to this ruling.

We would appreciate a response on this matter as soon as possible.

Respectfully yours,

Patapasco Terrace Improvement Association

Valerie L. Eitenbach
Valerie L. Eitenbach
(Secretary)

Address reply to:
James E. Balderson
3132 Ryerson Circle
Baltimore, Maryland 21227

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 21, 1971

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

OLIVER L. MYERS
Chairman

MEMBERS
BUREAU OF ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF
FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
POSTAL
DEVELOPMENT

Mr. George E. Gavrellis, Director
Office of Planning & Zoning
301 Jefferson Building
Towson, Maryland 21204

RE: Item #47 (April - October Cycle 1971)
Property Owner: John McLeod
Location: Hollins Ferry Road at Charleston Ave.
Present Zoning: D.R. 5.5
Proposed Zoning: D.R. 16
District: 17 Sector: Southwestern
No. Acres: 3.79

Dear Sir:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is presently a vacant tract of land, with the property to the north zoned DR 5.5, and developed with group homes. The property to the east is a vacant S.L. tract of land. The property to the west is a vacant DR 5.5 tract of land. The property to the south on the south side of Hollins Ferry Road is presently improved with group homes. Hollins Ferry Road in this location is improved insofar as concrete curb and gutter are concerned on the south side and widening will be required along the north side in conjunction with the proposed curb and gutter.

BUREAU OF ENGINEERING

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

This site has frontage on Hollins Ferry Road and Charleston Avenue.

Hollins Ferry Road is an existing County road, which shall ultimately be improved to major collector standards.

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Highway improvements to this site, including curb and gutter, sidewalks and entrances to: accordance with the standards of the Baltimore County Department of Public Works for a 44-foot closed road section on a 70-foot right-of-way will be required for any grading or building permit application.

Storm Drains:

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

Provisions for accommodating storm drainage have not been indicated on the submitted plan.

Public drainage facilities are required for any off site drainage facilities and any on site facilities serving off site areas, in accordance with the standards of the Baltimore County Department of Public Works.

On site drainage facilities serving only areas within the site do not require construction under a County contract. Such facilities are considered private and therefore must conform to the County Plumbing and Building Codes.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings below this property. Sediment control is required by State law. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading and building permits.

Water:

Public water facilities are available to benefit this property.

Supplementary fire hydrants and improvements to the public system may be required for adequate protection.

The proposed private improvement must be reviewed by the Baltimore City, Water Division for adequacy of water supply.

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Service within the site from the public system must be in accordance with the Baltimore County Building, Plumbing and Fire Prevention Codes. The service connection to the motor shall be in accordance with the standards of the Baltimore County Department of Public Works.

Sanitary Sewers:

Public sanitary sewer facilities are available to benefit this property.

Improvements to the public system may be required for adequate service.

The Petitioner is entirely responsible for the construction of his on site private sanitary sewerage, which must conform with the Baltimore County Plumbing Code.

The plan for development of this property is subject to approval of the State Department of Health prior to acceptance of a preliminary or final plat for recordation.

HEALTH DEPARTMENT:

Public water and sewers are available to the site.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

FIRE PREVENTION BUREAU:

Fire hydrants for the proposed site are required and shall be in accordance with Baltimore County Standards. The hydrants shall be located at intervals of 500 feet along an approved road.

A second means of access is required for the site.

Minimum width to the roads through site shall be 30 feet to assure passage of Fire Department equipment.

A. When pull-in parking is designed for both sides of a roadway, the minimum distance from curb of the parking area shall be 64 feet.

B. Pull-in parking on one side only, the distance from curb to curb shall be 44 feet.

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The owner shall be required to comply with all applicable requirements of the 101 Life Safety Code, 1967 edition, and the Fire Prevention Code when construction plans are submitted for approval.

DEPT. OF TRAFFIC ENGINEERING:

The subject petition is requesting a change from DR 5.5 to DR 16 of 3.79 acres. This proposal should increase the trip density from 200 trips per day to 450 trips per day. This small increase in volume should have little or no effect on Hollins Ferry Road, which has a present volume of 7,000 vehicles a day.

BOARD OF EDUCATION:

The existing zoning could yield approx. 8 elem. pupils, while a change to garden or T.M. apts. could yield from 19 to 65 elem. pupils, 5-8 Jr. Hl. pupils, & 3 to 13 Sr. Hl. pupils. The County Council has granted 16+ acres of DR 16 and on E/S Charleston Ave. between 5th & Bigley which could yield from 77 to 259 more elem. pupils, 18 to 31 Jr. Hl. pupils, & 13 to 51 Sr. Hl. pupils.

Schools Servicing this Area:

Sept. 22, 1970	Capacity	Enroll.	+/-
Riverview Ele.	1050	1100	+50
Arbutus Jr.	1260	1575	+315
Lansdowne Sr.	1530	1742	+212

Future Const.

	Status	Capacity	Est. to Open
Lansdowne Jr.	Underway	1,120	9/71
Lansdowne Sr./Add. Alt.	Budgeted	500	71-72

HEALTH DEPARTMENT:

Public water and sewers are available to the site.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

ZONING ADMINISTRATION DIVISION:

The development of this small tract of land into apartments should not overcrowd the roads insofar as traffic congestion is concerned. However,

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there is a severe problem at the present time on overcrowding of schools, and the granting of this petition would just tend to compound the already existing problem.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

OLM:G

cc: Edward D. Hardesty

Mr. John McLeod
815 Frederick Avenue
Baltimore, Maryland 21223

TO: Mr. Edward D. Hardesty, Zoning Administrator Date: 5/11/71
Attn: Mr. Myers

FROM: Planning Division
Fire Prevention Bureau

SUBJECT: Property Owner:

John McLeod

Location: Hollins Ferry Rd. at Charleston Ave.

Item #47 Zoning Appeals

Fire hydrants for the proposed site are required and shall be in accordance with Baltimore County Standards. The hydrants shall be located at intervals of 500 feet along an approved road.

A second means of access is required for the site.

Minimum width to the roads through site shall be 30 feet to assure passage of Fire Department equipment.

A. When pull-in parking is designed for both sides of a roadway, the minimum distance from curb to curb of the parking area shall be 64 feet.

B. Pull-in parking on one side only, the distance from curb to curb shall be 44 feet.

The City

Respectfully submitted:

H. Thomas Kelly
H. Thomas Kelly
Planning Division
Fire Prevention Bureau

The owner shall be required to comply with all applicable requirements of the 101 Life Safety Code, 1967 edition, and the Fire Prevention Code when construction plans are submitted for approval.

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
INTER-OFFICE CORRESPONDENCE

TO: Edward D. Hardesty
Attn: Oliver L. Myers
Date: May 14, 1971

FROM: C. Richard Moore

SUBJECT: Item 47 - Cycle Zoning
Property Owner: John McLeod
Hollins Ferry Road at Charleston Avenue
DR 5.5 to DR 16

The subject petition is requesting a change from DR 5.5 to DR 16 of 3.79 acres. This proposal should increase the trip density from 200 trips per day to 450 trips per day. This small increase in volume should have little or no effect on Hollins Ferry Road, which has a present volume of 7,000 vehicles a day.

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM:nf

BALTIMORE COUNTY BOARD OF EDUCATION
ZONING ADVISORY COMMITTEE MEETING
OF APRIL 27 4:28 (CIVIL ZONING)

Petitioner: John McLeod
Location: Hollins Ferry Rd at Charleston Ave.
District: 13
Present Zoning: DR 5.5
Proposed Zoning: DR 16
No. of Acres: 3.79

Comments: THE EXISTING ZONING COULD YIELD APPROX. 3 BLM. PPLS. WHILE A CHANGE TO GARDEN OR TH. LOTS COULD YIELD FROM 19 TO 47.5 BLM. PPLS. 5-8 J. H. PPLS. & 3 TO 13 S. H. PPLS. THE COUNTY COUNCIL HAS GRANTED 16 LOTS OF DR 16 LOTS ON 6.5 CHARLESTON AVE. BETWEEN 5TH & BLOOMER AVE. COULD YIELD FROM 77 TO 259 ACRES. BLM. PPLS. 15 TO 31 J. H. PPLS. & 13 TO 51 S. H. PPLS.

SCHOOLS SERVICING THIS AREA:

Year	Capacity	Enrollment	%
1970	1070	1100	+50
1975	1260	1575	+375
1980	1520	1740	+212
Future Enroll.	Capacity	Enrollment	%
1985	1740	1740	100
1990	1960	1960	100

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Edward Hardesty
Attn: Oliver L. Myers
Date: May 12, 1971

FROM: William M. Myers, Esq.

SUBJECT: Item #47 (April - October Cycle 1971)
Property Owner: John McLeod
Location: Hollins Ferry Road at Charleston Avenue
Present Zoning: D.R. 5.5
Proposed Zoning: D.R. 16
District: 13 Sector: Southwestern
No. Acres: 3.79

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

This site has frontage on Hollins Ferry Road and Charleston Avenue.

Hollins Ferry Road is an existing County Road, which shall ultimately be improved to major collector standards.

Highway improvements to this site, including curb and gutter, sidewalks and entrances in accordance with the standards of the Baltimore County Department of Public Works for a 40-foot closed road section on a 70-foot right-of-way will be required for any grading or building permit application.

Charleston Avenue is an existing County Road, which shall ultimately be improved to local collector standards.

Highway improvements to this site, including curb and gutter, sidewalks and entrances in accordance with the standards of the Baltimore County Department of Public Works for a 40-foot closed road section on a 60-foot right-of-way will be required for any grading or building permit application.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #47 (April - October Cycle 1971)
Property Owner: John McLeod
May 12, 1971
Page 2

Storm Drains: Cont'd.

Provisions for accommodating storm drains have not been indicated on the submitted plan.

Public drainage facilities are required for any offsite drainage facilities and any onsite facilities serving offsite areas, in accordance with the standards of the Baltimore County Department of Public Works.

Onsite drainage facilities serving only areas within the site do not require construction under a County contract. Such facilities are considered private and therefore must conform to the County Plumbing and Building Codes.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings below this property. Sediment control is required by State law. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading and building permits.

Water:

Public water facilities are available to benefit this property.

Supplementary fire hydrants and improvements to the public system may be required for adequate protection.

The proposed private improvement must be reviewed by the Baltimore City, Water Division for adequacy of water supply.

Service within the site from the public system must be in accordance with the Baltimore County Building, Plumbing and Fire Prevention Codes. The service connection to the meter shall be in accordance with the standards of the Baltimore County Department of Public Works.

Sanitary Sewer:

Public sanitary sewer facilities are available to benefit this property.

Improvements to the public system may be required for adequate service.

The Petitioner is entirely responsible for the construction of his onsite private sanitary sewerage, which must conform with the Baltimore County Plumbing Code.

The plan for development of this property is subject to approval of the State Department of Health prior to acceptance of a preliminary or final plat for recordation.

END:SAN:CON:ING

William M. Myers
WILLIAM M. MYERS, Esq., Chief, Bureau of Engineering

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers
Date: May 14, 1971

FROM: Isa J. Forrest

SUBJECT: Item 47

47. Property Owner: John McLeod
Location: Hollins Ferry Rd. at Charleston Ave.
Present Zoning: D.R. 5.5
Proposed Zoning: D.R. 16
District: 13th Sector: Southwestern
No. Acres: 3.79

Public water and sewers are available to the site.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

L. J. Smith
L. J. Smith
Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

IJP/sam

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 16, 1971.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on each of the following dates: _____ before the 6th day of October, 1971, the first publication appearing on the 16th day of September 1971.

THE JEFFERSONIAN
L. J. Smith
Manager

Cost of Advertisement, \$ _____

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD., Sept. 22, 1971.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md., once in each of the following successive weeks before the 6th day of October, 1971, the first publication appearing on the 16th day of September 1971.

THE TIMES

John M. Martin
John M. Martin
Manager

Cost of Advertisement \$ 30.00
PO J 3678
Reg. No. A 5697

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 13th Date of Posting: Sept. 24, 1971

Posted for: RECLASSIFICATION

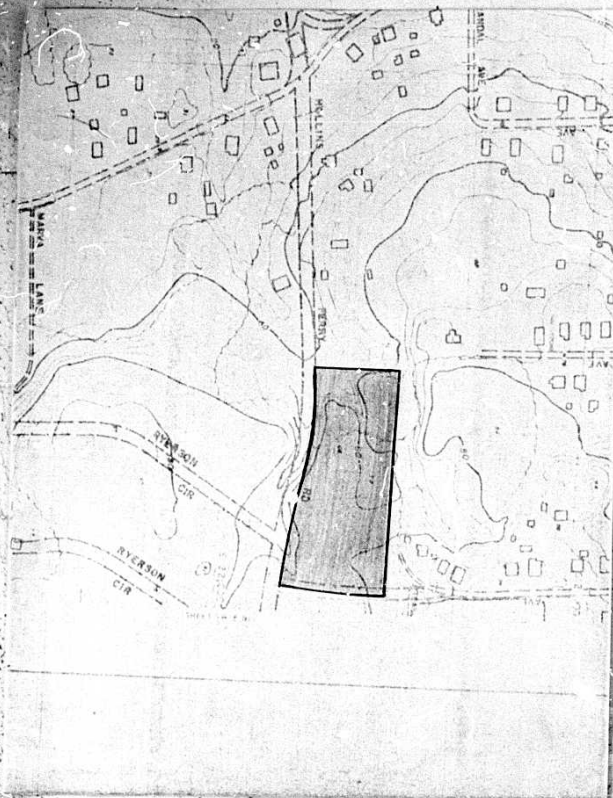
Petitioner: JOHN McLEOD

Location of property: W/ COR. OF CHARLESTON AVE. AND HOLLINS FERRY RD.

Location of Sign: 1/4 MI. OF HOLLINS FERRY RD. S. OF COR. W. OF CHARLESTON AVE.
2 1/4 MI. OF HOLLINS FERRY RD. S. OF COR. W. OF CHARLESTON AVE.

Remarks: CHARLESTON AVE. IS A PAPER STREET.

Posted by: *Charles M. Smith*
Charles M. Smith
Date of return: OCT. 1, 1971



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 13th Date of Posting July 8, 1972
Posted for: APPEAL
Petitioner: JOHN MACLEOD
Location of property: NW CORNER OF CHARLESTON AVE & HOLLINS FERRY RD.
Location of Signs: 1- N/S. OF HOLLINS FERRY RD. ABROSS FROM RYERSON CIR
2- N/S. OF HOLLINS FERRY RD. 300 FT. W. OF CHARLESTON AVE
Remarks: _____
Posted by: Charles H. Neal Date of return: July 14, 1972
Signature _____

MACLEOD
PETITION MAPPING PROGRESS SHEET

FUNCTION	Well Map		Original		Duplicate		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, BA, CC, CA									
Reviewed by: <u>JBK</u>	Revised Plans: _____								
Previous case: _____	Change in outline or description <u>Yes</u> Map # _____ <u>No</u>								

TELEPHONE 494-4444 INVOICE No. 78600
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
COUNTY HOUSE
TOWSON, MARYLAND 21204
DATE April 2, 1972
To: Frank S. Cloone, Esq.
400 National Bank Building
Towson, Md. 21204
Petition for Reclassification for John McLeod
Amount \$121.50
TOTAL AMOUNT \$121.50
DETACH ALONG PERFORATION AND MAIL THIS PORTION FOR YOUR RECEIPT
MAIL TO: OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

Mr. John McLeod
815 Frederick Avenue
Baltimore, Maryland 21205
Baltimore County Office of Planning and Zoning
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received and accepted for filing
this 17th day of August 1972
Eric D. Stenham
Zoning Commissioner
Petitioner: John McLeod
Petitioner's Attorney: _____
Reviewed by: _____
Chairman of
Advisory Committee

BALTIMORE COUNTY, MARYLAND No. 3777
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE August 3, 1972 ACCOUNT 01-662
AMOUNT \$10.00
DISTRIBUTION
WHITE - CASHIER
YELLOW - CUSTOMER
Stanley Sollins, Esquire, 507 Maryland Trust Building, Calvert Street and Redwood Street, Baltimore, Maryland 21202
Posting of Appeal for John McLeod - Petitioner, NW/corner of Charleston Avenue and Hollins Ferry Road - 13th District, Case No. 72-95-R

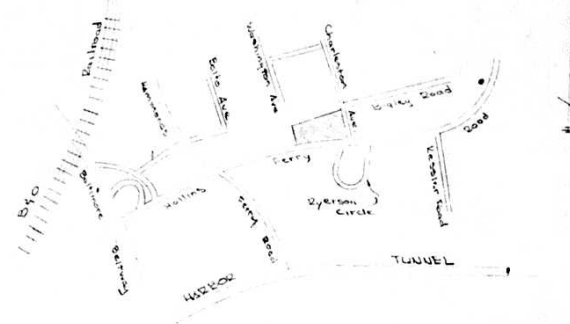
BALTIMORE COUNTY, MARYLAND No. 3728
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE June 26, 1972 ACCOUNT 01-662
AMOUNT \$70.00
DISTRIBUTION
WHITE - CASHIER
YELLOW - CUSTOMER
Stanley Sollins, Esquire, 507 Maryland Trust Building, Calvert and Redwood Streets, Baltimore, Maryland 21202 -- Cost of Appeal on Case No. 72-95-R, NW/corner of Charleston Avenue and Hollins Ferry Road - 13th District, John McLeod, Petitioner

BALTIMORE COUNTY, MARYLAND No. 2127
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE April 4, 1972 ACCOUNT 01-662
AMOUNT \$121.50
DISTRIBUTION
WHITE - CASHIER
YELLOW - CUSTOMER
Frank Cloone, Esq., 400 Jefferson Building, Towson Md. 21204
#72-95 12150 REC

1 Existing Zone	-	DR-5.5 Zone
2 Proposed Zone	-	DR-16 Zone
3 Existing Use	-	Vacant
4 Proposed Use	-	Apartments

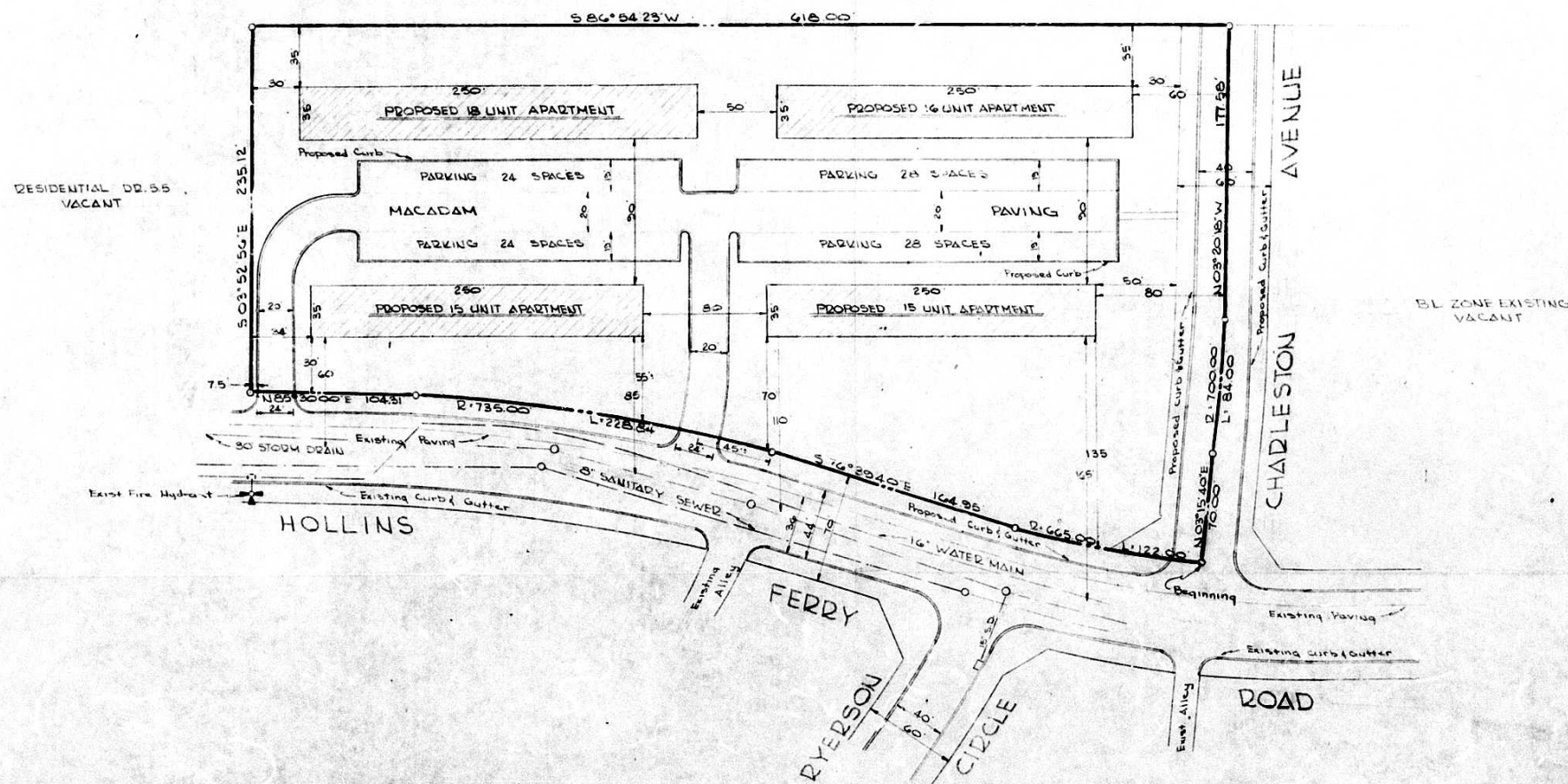
1 Area of Property	-	3.79 Ac.±
2 Area of Streets	-	0.24 Ac.±
3 Net Area	-	3.55 Ac.±
4 No. of Units Permitted	-	64
5 No. of Units Proposed	-	64
6 Max. Height of Building	-	35

1 Size of Park Space (9'x20') 1800'
2 Spaces Required = 100% of Apt. Units = 64
3 Spaces Proposed = 163% of Apt. Units = 104



RESIDENTIAL DR. 5.5
VACANT

VICINITY MAP
Scale 1"=1,000'



PLAT TO ACCOMPANY ZONING PETITION
PORTION OF
MAC. LEOD PROPERTY
ELECTION DISTRICT 13 BALTIMORE COUNTY MD.

MAP 2A
SW 6-C
"X"
6/1/71

This Plat Was Prepared From Available Data For Zoning Application And No Survey Was Made Of The Property Boundaries Shown Are There For Only Approx.



EVANS, HAGAN & HOLDEFER, INC.
SURVEYORS AND CIVIL ENGINEERS

4200 ELSDORF AVENUE / BALTIMORE, MD. 21206
 (301) 424-1144

DATE 4-10-77 SCALE 1"=50'

